

**MINUTES
TOWN OF FORT MILL
TOWN COUNCIL MEETING
September 22, 2014
7:00 AM**

Present: Councilmen Spratt, Huntley, Adams, Councilwoman Savage, Mayor Funderburk, Manager Pieper

Absent: Councilman Helms

Guests: Town Engineer, Paul Mitchell, Planning Director, Joe Cronin, Assistant Planner, Chris Pettit, Fire Chief, Jeff Hooper, Finance Director, Chantay Boulter, Business Manager/ Municipal Clerk, Dana Powell

Mayor Funderburk called the meeting to order at 7:00 am and led the Pledge of Allegiance. Councilman Spratt gave the invocation and the Mayor welcomed everyone to the meeting. Councilwoman Savage made a motion to approve the September 8, 2014 minutes with a second by Councilman Huntley. The motion was approved with a 5-0 vote.

PUBLIC COMMENT

Mayor Funderburk opened the meeting for public comments. Mayor Funderburk recognized Kent Olson, from Development Solutions Group. Mr. Olson provided comment on the Kimbrell Property project. Mr. Olson stated that due to the target age of the community that traffic will not be negatively affected as expected. The community will target Residents ages 55 and over. Additionally, with the development of this community, \$50,000 will be donated to the Town to use at their discretion. Mayor Funderburk thanked Mr. Olson for his time.

Mayor Funderburk recognized James Martin from Crescent Communities, who presented a packet to Council. Mr. Martin provided a review of the annexation of 280 acres off of Sutton Rd and I-77. A Donation of 15 acres to the Fort Mill School system has already been provided, and a voluntary contribution of \$150,000 has been offered to the Town to use for recreation uses. The Developer will pay for water and sewer improvements to be made. Mayor Funderburk thanked Mr. Martin for his time.

Mayor Funderburk recognized Richard Sharpless, whom is a resident of Fort Mill on E. Close St. Mr. Sharpless spoke regarding his personal support of the proposed 55 and over Community on the Kimbrell Property. Mayor Funderburk thanked Mr. Sharpless for his time.

Mayor Funderburk recognized Kenneth Rouse whom lives off off Dobys Bridge Rd. Mr. Rouse supports the proposed 55 and over community on the Kimbrell property and feels

this community would benefit the Town and local Churches. He also stated that he has seen traffic improvement on Dobys Bridge rd since some of the Bypass has opened. Mayor Funderburk thanked Mr. Rouse for his time.

Mayor Funderburk recognized Mr. Al Rogat, resident of Fort Mill. Mr. Rogat voiced his concerns with the budget and suggested a minimum charges on utility billing as seniors are on a fixed income. Mr. Rogat also discussed his concerns with the electric agreement. Mayor Funderburk thanked Mr. Rogat for his time.

PUBLIC HEARINGS ITEMS

1. An ordinance authorizing a second amendment to the Development Agreement by and between SDG Properties, LLC, and the Town of Fort Mill to extend the term of the Agreement, and provide for on site and off site road improvements and utility services to benefit the property, and related commitments and contributions by the developer; and other matters relating thereto: Mayor Funderburk opened the Public Hearing portion of the meeting. Dan Ballou, an attorney representing Crescent Communities, advised that there may be provisional changes but he does not expect any major changes. No comments were received.
2. Public Hearing for an ordinance authorizing a first amendment to the Development Agreement by and between Sustainable Development Group, Inc., and the Town of Fort Mill to provide for improvements and utility services to benefit the property; and other matters relating thereto: Mayor Funderburk opened the Public Hearing portion of the meeting. There were no speakers. No comments were received. Mayor Funderburk closed the Public Hearing portion of the meeting.

OLD BUSINESS

1. Second Reading: An ordinance to adopt the Budget for the Town of Fort Mill, South Carolina, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015: Councilman Adams stated that he thought Mr. Rogat made a good point with the minimum charges, however the budget can be adopted and reviewed for charges afterward. Councilman Spratt asked Finance Director, Chantay Boulter if the Utility Billing software would accommodate the minimum charges. Chantay responded that utility billing is based off of usage from established tiers. Billing rates are also a result of the rate study that was completed. Councilman Huntley stated that water and sewer department is like a company, the money has to come from somewhere. A motion to amend the first reading version of the budget to include an increase of to 3% COLA instead of 2%, was made by Councilwoman Savage. The budget includes a franchise fee increase from 3% to 5% for both York Electric Cooperative and Duke Energy. Councilman Adams made a motion to approve as second reading. The motion was seconded by Councilman Spratt. The motion passed unanimously by a 5-0 vote.

2. Second Reading: An ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina, for the Tax Year ending December 31, 2014, and for the Fiscal Year ending September 30, 2015: No comments were received. Councilman Spratt made a motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed unanimously by a 5-0 vote.

3. First Reading: An ordinance annexing York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, containing approximately 28.6 acres at the intersection of North Dobys Bridge Road and Kimbrell Road (Kimbrell Property): Councilman Adams asked if Joe Cronin, Planning Director, had looked at the proposed improvement on Kimbrell Rd. Joe stated that the updated traffic study had been completed and the level of service at both ends of Kimbrell Road was rated an F even without the proposed project. There have been two proposed improvements to help with traffic. The first improvement would be the addition of turn lanes. Councilman Adams asked if the improvements are proposed in the development agreement. Joe advised that these improvements were being proposed by the applicant, but would need to be formalized in a development agreement, as would the requested density of 100 dwelling units. Councilwoman Savage stated that the capacity of traffic is not below 100%. Joe explained that the capacity and level of service are two different factors. The level of service at both ends of Kimbrell Road have seen an improvement with the completion of Phase 1 of the bypass, but still were considered LOS F with and without the proposed project. Councilman Adams asked about the timing of the project for completion. Joe stated that the Bypass would be completed in approximately-2 years. Councilman Spratt stated that there would be an additional 120 vehicles added during peak travel time. Joe advised that due to the targeted age, they do not expect to see significant changes to traffic. Councilwoman Savage asked that it be made clear that this community is targeting a 55 yrs and older demographic and is not age restricted. Councilman Spratt suggested that Council wait to have precedent set by Developer only after road improvements have been made. Councilman Adams made a motion to approve as first reading. The motion was seconded by Councilman Huntley. The motion was approved by a 3-2 vote, with Mr. Spratt and Ms. Savage opposed.

NEW BUSINESS

1. A Resolution to support the Priority Investment District Concept: Councilman Huntley made a motion to approve the resolution as read. The motion was seconded by Councilman Adams. The motion passed by a 5-0 vote.

ITEMS FOR INFORMATION.

1. WITHDRAWN AT REQUEST OF APPLICANT: An ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road (Talkington Property): No comments were received as the topic has been withdrawn.

2. DEFERRED AT REQUEST OF APPLICANT: An ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-0054 (p), containing approximately 35 acres on Whites Road (White Property): No comments were received as the topic has been deferred.

EXECUTIVE SESSION

A motion to enter into executive session was made by Councilwoman Savage and seconded by Councilman Spratt. The vote in favor of the motion was unanimous. Council entered into executive session at 7:43 am.

Council returned to chambers and Mayor Funderburk called the meeting back to open session at 8:20 am. Mayor Funderburk stated that “no action was taken in executive session.”

Council approved the use of any surplus and /or profits from the 2014 South Carolina Strawberry Festival for expenses relating to the 2015 South Carolina Strawberry Festival such as band (s) and other costs not to exceed \$33,000.

GENERAL DISCUSSION

Councilwoman Savage stated that it is important to note that the Strawberry Festival has made a profit.

Councilman Huntley asked Joe Cronin when the Planning Session meeting has been scheduled. Joe advised the meeting will take place on Oct. 9. Mr. Huntley also stated that there has been an increase in illegal left turns from Clebourne St. to Spring St.

Councilman Adams asked if the Special Election has been published with the Towns Facebook page, website or CN2. Councilwoman Savage added that very few residents showed interest in being on Council.

Mayor Funderburk added that there continues to be an issue with 18 wheeler trucks going up Main St. Mayor mentioned the use of signs strictly prohibiting the trucks on Main st. Councilwoman Savage stated that the truck drivers should be fined and there is also an issue with speeding as well.

ADJOURN

Motion to adjourn was made by Councilwoman Savage and seconded by Councilman Adams. The motion to adjourn was approved unanimously.

Meeting was adjourned at 8:28 am

Respectfully submitted,

Dana Powell
Municipal Clerk